

REAL ESTATE.

NEW-YORK, Saturday, Feb. 22, 1868.

Real Estate operators like other business men generally observe the day by a suspension of business; the Exchange was deserted and nothing was transacted at private sale. As we have noticed before in these articles, the subject of rents is the all-absorbing topic of conversation among those whose leases are soon to expire. Most landlords seem willing to renew leases on short terms at former prices, but others, of a more greedy disposition have given notice that those expiring on May first must be renewed, if at all, at advanced rates. A gentleman doing business on Broadway was recently informed of an increase of \$2,000 a year in his rent, and refused to pay such an exorbitant price, preferring to retire from business. A few days after, when he had completed his arrangements for closing up his affairs, the store was offered him for \$2,000 less than last year's rent.

The new Mercantile Library building, on Montague-st., Brooklyn, adjoining the United States Court, is rapidly approaching completion, and is expected to be ready for occupancy about the first of July next. The edifice is a three-story and basement building, with Philadelphia brick front, Connecticut and Ohio stone door and window trimmings, and Mansard roof in front. On the first floor are the reading rooms, one for gentlemen, 55x75 feet, and one for ladies, 30 feet square; the remainder of this floor is used for waiting rooms. The second and portion of the third stories are to be used for the library, delivery rooms, and rooms for the use of the officers of the institution. The library department is to have such accommodation for 100,000 volumes. The attic story is to be used for studies. In addition to the library building, the Association is also erecting two other buildings, one on each side of the main edifice, to be rented for offices, which, together, will secure to the society an annual income of \$25,000. The timber used in this building is all of the first quality of white pine, with yellow pine, white oak, and ash floors. The principal staircases are to be of white oak, with doors and trimmings of ash. The wall-molding of the halls and stairways is also to be of white ash. On a scroll over the front entrance windows the words "Mercantile Library Association, A. D. 1867," are beautifully cut and colored. One of the Brooklyn papers says of buildings and rents in the Eastern District, that "The annual search and inquiry for real estate for sale, or those wishing to purchase, will find it their interest to advertise in THE TRIBUNE. Its aggregate circulation is larger than that of any other newspaper, and is scattered through every State and Territory, as well as in New-York and all the principal cities and villages. Make the advertisements as short as possible, stating the advantages offered."

Advertisers are reminded that the three editions of THE TRIBUNE, Semi-Weekly, and Weekly, are subscribed for by entirely different persons, so that advertisements inserted in each will reach all classes.

Advertisements are charged 25 cents per line, each insertion, in DAILY TRIBUNE, \$1 50 per line in WEEKLY TRIBUNE, 25 cents per line in SEMI-WEEKLY TRIBUNE. THE TRIBUNE will devote special attention to sales of Real Estate, thus very much enhancing its value as an advertising medium.

City Real Estate for Sale.

JOHN B. CHURCH & JACOB SHARPE,

NO. 24 PINETON.

Real Estate Brokers and Auctioneers.

City and County PROPERTY SOLD OR RENTED; LOANS NEGOTIATED.

Special attention paid to the care and management of Estates.

S. W. BENEDICT,

REAL ESTATE, LOAN, AND INSURANCE BROKER,

FOR LAND & PROPERTY.—FOR LEASE.

W. H. MARSHALL, No. 14 Chambers.

Sixteenth Ward, 1875.

Total, 1,025.

The movements of builders warrant the conclusion that there will be more extensive operations on their part this year than the last. Dwellings and factories in the Sixteenth Ward are projected, and in the Nineteenth one party alone is about to commence sixteen first-class dwellings. The Thirteenth Ward has comparatively few vacant lots, and those are so located that their value is susceptible to increase, and the owners on that account prefer to let them remain, believing that the enhancement will more than meet interest and taxes. In the Fourteenth the unoccupied area is greater than it should be. In the south-easterly section dwellings might be built that would return 10 to 12 per cent on the investment, but the holders of the ground, for reasons best known to themselves, prefer to make it a domain for goats and the receiving ground for instances of various kinds. All the other Wards have doubled, and some trebled; and the Fifteenth, Sixteenth, and Eighteenth, though more remote from the ferries, give remarkable evidence of activity. In the Seventeenth frame structures prevail, as the population is composed mainly of those who are satisfied with general comfort and are not ambitious for show. The Nineteenth affects the modern mansion, and certainly has a large exhibit of as costly dwellings, with conservatories and grounds, as can be found in any portion of the city, compared to its population. The inquiry respecting rents is clamorous. Almost before the term man is looked at the demand, "What's the rent?" is made. The following table will show the average in the several Wards:

Twentieth Ward, ...	\$9 Seventeenth Ward, ...	227
Twenty-first Ward, ...	69 Eighteenth Ward, ...	167
Twenty-second Ward, ...	121 Sixteenth Ward, ...	112
Total, ...	135	1,025

Stores command prices considerably higher than these figures, but good locations are generally retained under leases. Many of those in the Thirteenth Ward will expire on the 1st of May, and have been held along back by mail or application. KILPATRICK, Bell's Head-Bank Buildings.

FOR SALE or to RENT.—A long list of HOUSES, for full particulars see printed list, to be sold by mail or application.

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FOR SALE and to RENT.—A long list of HOUSES, for full particulars see printed list, to be sold by mail or application.

J. JOURNEY, No. 1 Pine-st.

FOR SALE, on Lexington-ave., corner—Modern, three-story, and French-style, high-top brown-stone HOUSE, with stable attached. Price \$20,000. M. L. FITCH, Trustee.

FOR SALE, in East Twenty-third-st.—Four-story brick high-class—HOUSE, at the price of \$12,000.

FOR SALE—BOWERY PROPERTY, east side, well located; three-story-and-basement brick building. Apply to J. JOURNEY, No. 1 Pine-st.

FOR SALE—A three-story, high-story brick HOUSE, No. 193 Monroe-st.; water, bath, gas, chandeliers, etc.

FOR SUBURBAN HOMES FOR NEW-YORK PEOPLE—see advertisement, eighth page.

Brooklyn Real Estate for Sale.

BROOKLYN.—For SALE—A three-story and four-story brick house, at the price of \$12,000.

FOR SALE—A three-story, high-story brick HOUSE, No. 193 Monroe-st.; water, bath, gas, chandeliers, etc.

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